

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Thursday, 8th August 2019

PRESENT: Councillor Shakil Ahmed (Chair); Councillors Burke, Davidson, Susan Emmott, Massey, Mir, O'Neill, Rana, Rashid, Rush, Taylor, Zaheer and Zaman.

OFFICERS: D. Ripa (Economy Directorate), J. Gillighan (Neighbourhoods Directorate), J. Holmes and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Councillor Daalat Ali, Councillor Hartley and 16 members of the public.

APOLOGIES

8 Apologies for absence were received from Councillors Wazir and Winkler.

DECLARATIONS OF INTEREST

9 Councillor O'Neill declared a personal interest in submitted planning application 18/00989/FUL - 848 Manchester Road, Castleton, Rochdale, OL11 2SP.

MINUTES

10 Resolved:

That the minutes of the meetings of the Planning and Licensing Committee held 1st April 2019 and 6th June 2019 be approved and signed by the Chair as correct records.

71 SMITHY BRIDGE ROAD, LITTLEBOROUGH

11 The Development Manager introduced submitted planning application 19/00406/FUL for a change of use from a bakery/snack bar (A1) to a micro pub (A4) at 71 Smith Bridge Road, Littleborough, OL15 0BQ.

The Committee received representations from Mrs Attwood, who addressed the Committee objecting to the proposal.

The Committee received representations from Mr and Mrs Davies, the applicants and also from two members of the public, in attendance at the meeting, all of whom who addressed the Committee in support of the application.

The Committee also received representations from a Littleborough Lakeside Ward Member, Councillor Hartley, who addressed the Committee objecting to the application.

Resolved:

That planning permission be refused for the reasons outlined within the submitted report.

9 MERE AVENUE, MIDDLETON

12 The Development Manager introduced submitted planning application 19/00619/HOUS, for a single storey front, side and rear extension following the demolition of the existing garage, at 9 Mere Avenue Middleton, M24 1LH.

The Development Manager informed the Committee, that since the publication of the meeting's agenda, the decking to be erected within the rear garden of the property would not form part of the application.

Resolved:

That planning permission be granted, subject to the conditions detailed within the submitted report.

848 MANCHESTER ROAD, CASTLETON

13 The Development Manager introduced submitted planning application, 19/00436/FUL, for a change of use from a retail shop (Class A1) to a taxi booking office (Sui Generis). This represented a resubmission of planning application 18/00989/FUL, which was refused by the Planning and Licensing Committee at its meeting held 1st April 2019 (minute 38 refers), at 848 Manchester Road, Castleton, Rochdale, OL11 2SP.

The Committee received representations from the applicant, Mr. Razaq, and from Councillor Daalat Ali who addressed the Committee in support of the application.

The Committee considered written representations that had been received from a Castleton Ward Member, Councillor Sheerin, which outlined his objections to the application.

Resolved:

That planning permission be granted subject to conditions to be determined by the Head of Planning – to include conditions relating to: car parking, opening hours and sound proofing at the premises to reduce noise levels.

LAND SOUTH EAST OF HALF ACRE HOUSE RESIDENTIAL CARE HOME, ROCH VALLEY WAY, ROCHDALE

14 Resolved:

That planning application 17/01418/OUT, an outline proposal for the erection of five detached dwellings at land to the south east of Half Acre House Residential Care Home, Roch valley Way, Rochdale, be deferred for consideration at a future meeting of the Committee.

DETERMINED PLANNING APPEALS

15 The Development Manager submitted a report which detailed the outcome of planning appeals that had been submitted to the Planning Inspectorate in respect of:

- a. Dumfries Bungalow – 164 Rochdale Road East, Heywood
- b. Dumfries Farm – 162 Rochdale Road East, Heywood
- c. Dumfries Bungalow – 164 Rochdale Road East

- d. 18 Hawthorn Road, Bamford, Rochdale
- e. Dig Gate Farm, Dig Gate Lane, Milnrow
- f. Verge – adjacent to Oldham Road, Middleton
- g. 29 Gloucester Avenue, Heywood
- h. 7 Bamford Avenue, Middleton
- i. 376 – 378 Rochdale Road, Middleton

Resolved:

That the planning appeals which had recently been determined by the Planning Inspectorate be noted.

LODGED APPEALS

16 The Development Manager submitted a report which detailed planning applications that had recently been lodged with the Planning Inspectorate.

Resolved:

That the planning appeals, which have recently been lodged with the Planning Inspectorate, be noted.